

115.0

0001

0005.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

648,700 / 648,700

USE VALUE:

648,700 / 648,700

ASSESSED:

648,700 / 648,700


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
3		HUNTINGTON RD, ARLINGTON

**OWNERSHIP**Unit #:

Owner 1: CARLISLE SCOTT W	
Owner 2:	
Owner 3:	

Street 1: 3 HUNTINGTON ROAD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

**PREVIOUS OWNER**

Owner 1: DRIGGERS EDWARD -

Owner 2: DRIGGERS GHOSH MONICA -

Street 1: 3 HUNTINGTON ROAD

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

**NARRATIVE DESCRIPTION**

This parcel contains 3,245 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1931, having primarily Wood Shingle Exterior and 1313 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3245		Sq. Ft.	Site		0	70.	1.59	6									362,145						362,100	

**IN PROCESS APPRAISAL SUMMARY**

Legal Description										User Acct
										73761
										GIS Ref
										GIS Ref
										Insp Date
										10/24/18
										!8933!

**USER DEFINED**

Prior Id # 1:	73761
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/10/20	23:27:58
<b>LAST REV</b>	
Date	Time
09/03/19	15:40:53
apro	
8933	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

**PREVIOUS ASSESSMENT**

Parcel ID										
115.0-0001-0005.0										
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	286,700	0	3,245.	362,100	648,800	648,800	Year End Roll	12/18/2019
2019	101	FV	237,000	0	3,245.	357,000	594,000	594,000	Year End Roll	1/3/2019
2018	101	FV	244,400	0	3,245.	274,200	518,600	518,600	Year End Roll	12/20/2017
2017	101	FV	244,400	0	3,245.	258,700	503,100	503,100	Year End Roll	1/3/2017
2016	101	FV	243,100	0	3,245.	238,000	481,100	481,100	Year End	1/4/2016
2015	101	FV	230,300	0	3,245.	222,500	452,800	452,800	Year End Roll	12/11/2014
2014	101	FV	230,300	0	3,245.	204,900	435,200	435,200	Year End Roll	12/16/2013
2013	101	FV	230,300	0	3,245.	204,900	435,200	435,200		12/13/2012

**SALES INFORMATION**

TAX DISTRICT										PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes		
DRIGGERS EDWARD	1466-54		1/20/2015		536,000	No	No				
KIDD JOSEPH W/E	1268-55		5/16/2003		415,000	No	No				
NOA ROBERT & DO	1159-63		7/29/1996		198,000	No	No	Y			

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/20/2007	720	Add Bath	5,000			G9	GR FY09	move door delete
2/6/2001	51	Redo Kit	12,500	C				
5/24/1994	222	Manual	900					ROOF

Date	Result	By	Name
10/24/2018	Inspected	BS	Barbara S
9/7/2018	MEAS&NOTICE	CC	Chris C
7/13/2016	Sales Review	PT	Paul T
8/29/2003	MLS	MM	Mary M
4/8/2000	Inspected	268	PATRIOT
2/9/2000	Measured	264	PATRIOT
6/14/1996		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_

Total AC/Ha: 0.07449

Total SF/SM: 3245

Parcel LUC: 101 One Family

Prime NB Desc: ARLINGTON

Total: 362,145

Spl Credit

Total: 362,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>																	
Type: 6 - Colonial	Sty Ht: 2A - 2 Sty +Attic	(Liv) Units: 1	Total: 1	Full Bath: 1	Rating: Average	A Bath:	Rating:	UTIL SINK IN BMT.																					
Foundation: 3 - BrickorStone	Frame: 1 - Wood	Prime Wall: 1 - Wood Shingle	Sec Wall:	3/4 Bath:	Rating:	A 3QBth:	Rating:																						
			%	1/2 Bath: 1	Rating: Very Good	A HBth:	Rating:																						
				OthrFix: 1	Rating: Average																								
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Color: YELLOW		<b>OTHER FEATURES</b>																									
				Kits: 1	Rating: Average	A Kits:	Rating:	1st Res Grid Desc: Line 1 # Units: 1																					
				Fpl: 1	Rating: Average	WSFlue:	Rating:	Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O									
												Other																	
												Upper																	
												Lvl 2																	
												Lvl 1																	
												Lower																	
												Totals	RMs: 6	BRs: 3	Baths: 1	HB: 1													
<b>GENERAL INFORMATION</b>				<b>CONDOS INFORMATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>																	
Grade: C - Average	Year Blt: 1931	Eff Yr Blt:		Location:				Exterior:	No Unit	RMS	BRs	FL																	
Alt LUC:		Alt %:		Total Units:				Interior:	1	6	3																		
Jurisdct:		Fact: .		Floor:				Additions:																					
Const Mod:				% Own:				Kitchen: 2001																					
Lump Sum Adj:				Name:				Baths:																					
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				Plumbing:																					
Avg Ht/FL: STD	Prim Int Wall: 2 - Plaster	Sec Int Wall:	%	Special:				Electric:																					
Partition: T - Typical	Prim Floors: 3 - Hardwood	Sec Floors:	%	Override:				Heating:																					
Bsmnt Flr: 12 - Concrete	Subfloor:			Total: 18.6				General:																					
Bsmnt Gar: 1	Electric: 3 - Typical	Insulation: 2 - Typical		<b>CALC SUMMARY</b>								<b>COMPARABLE SALES</b>																	
Int vs Ext: S	Heat Fuel: 2 - Gas	Heat Type: 5 - Steam		Basic \$ / SQ: 125.00								Rate	Parcel ID	Typ	Date	Sale Price													
# Heat Sys: 1	% Heated: 100	% AC: 100		Size Adj.: 1.35000002																									
Solar HW: NO	Central Vac: NO	% Com Wall:	% Sprinkled:	Const Adj.: 0.98990101																									
				Adj \$ / SQ: 167.046																									
				Other Features: 83462																									
				Grade Factor: 1.00																									
				NBHD Inf: 1.00000000																									
				NBHD Mod:																									
				LUC Factor: 1.00																									
				Adj Total: 352122																									
				Depreciation: 65495																									
				Depreciated Total: 286627																									
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:		Color:					<b>PARCEL ID</b> 115.0-0001-0005.0				<b>IMAGE</b>								
<b>SPEC FEATURES/YARD ITEMS</b>																				<b>AssessPro Patriot Properties, Inc</b>									
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value												
More: N	Total Yard Items:				Total Special Features:							Total:																	